



Ranked in Top 50
Commercial Firms in U.S.

7.5 MONTHS FREE WITH 5 YEAR LEASE

FOR LEASE

290 Roberts Street, East Hartford, CT 06108

Up to 15,157± SF Available Space – Multiple Suites

LEASE RATE: \$16.95/SF GROSS + JANITORIAL

HIGHLIGHTS

- 30,352± SF Building
- Up to 15,157± available
- Updated Modern Office Space
- Drive-thru available
- 3-Story Bldg with 10,000 SF Floor Plates
- Recent upgrades including LED Lighting
- 1 Elevator
- 100% Sprinklered
- Basement Storage Available
- 111 Parking Spaces on 2.21 acres
- Traffic: 9,500± ADT, excellent visibility
- Quick Access to I-84, Exit 58

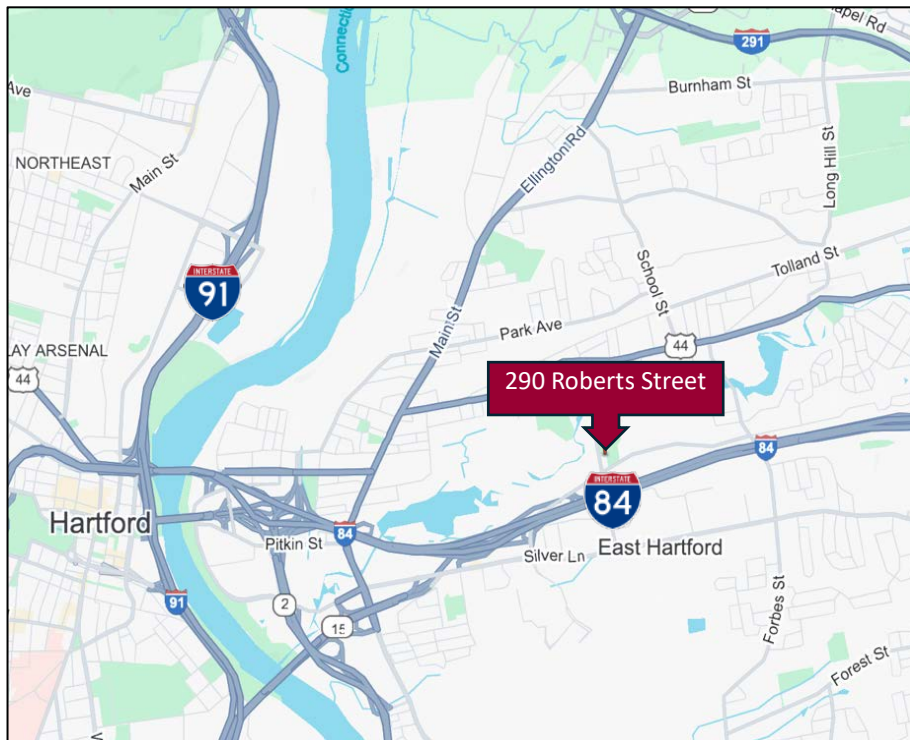
CONTACTS

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WWW.ORLCOMMERCIAL.COM



2 Summit Place, Branford, CT 06405 | ☎ (203) 488-1555 | 📠 (203) 315-4046

2430 Silas Deane Highway, Rocky Hill, CT 06067 | ☎ (860) 721-0033 | 📠 (860) 721-7882

Broker of Record: Jay Morris | (860) 721-0033 | jmorris@orlcommercial.com | License: REB.0755257

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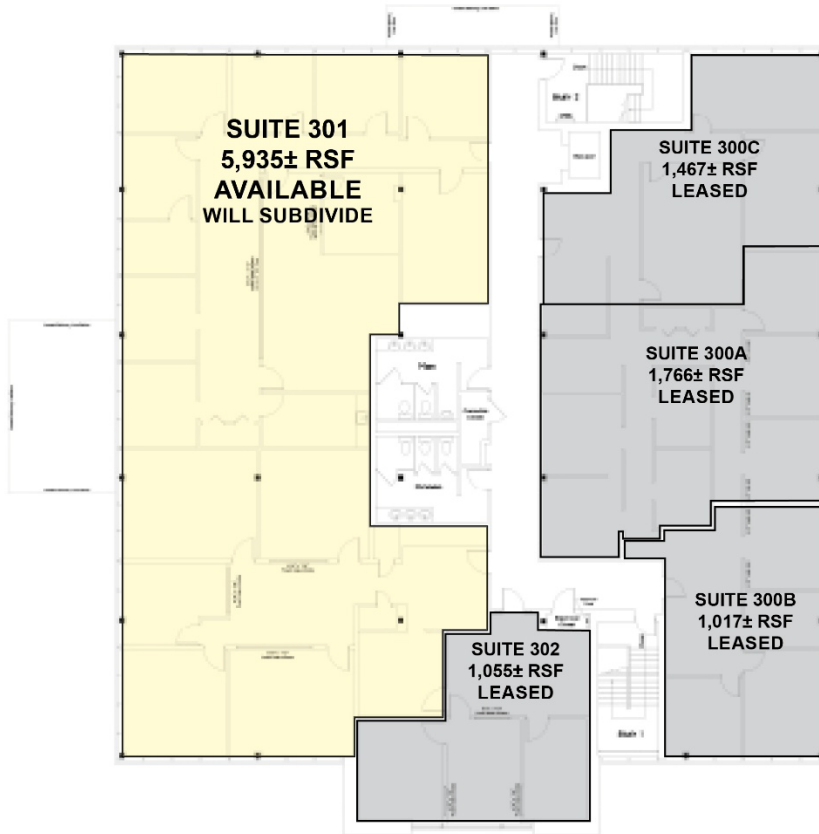
290 Roberts Ave, East Harford, CT

637± SF and up

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3rd Floor Availability

- Suite 301: 5,935± SF (will subdivide)



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637± SF and up

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BUILDING INFORMATION

GROSS BLD. AREA: 30,352± SF

AVAILABLE AREA: 16,212± SF Total

Suite 100C: 2,124± SF

Suite 101: 2,252± SF

Suite 103: 637± SF

Suite 203: 865± SF

Suite 204-205: 3,344± SF

Suite 301: 5,935± SF (will subdivide)

CONSTRUCTION: Steel

ROOF TYPE: Flat

YEAR BUILT: 1987

MECHANICAL EQUIPMENT

AIR CONDITIONING: 100%

HEAT: Gas, Forced hot air

SPRINKLERED: 100% Wet

SITE INFORMATION

SITE AREA: 2.21± acres

ZONING: I-2

PARKING: 111 spaces

SIGNAGE: Directory

VISIBILITY: Excellent on Roberts St/Hillside St
(Signalized Intersection)

HWY ACCESS: I-84, Rt. 15, Exit 91 (Silver Lane)

TRAFFIC COUNT: 11,300± ADT

UTILITIES

SEWER/WATER: City

GAS: Yes

EXPENSES

RE TAXES: ☐ Tenant ☒ Landlord

UTILITIES: ☐ Tenant ☒ Landlord

INSURANCE: ☐ Tenant ☒ Landlord

MAINTENANCE: ☐ Tenant ☒ Landlord

JANITORIAL: ☒ Tenant ☐ Landlord



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